

Notice Of Confidentiality Rights: If You Are A Natural Person, You May Remove Or Strike Any or All Of The Following Information From This Instrument Before It Is Filed For Record In The Public Records: Your Social Security Number Or Your Driver's License Number.

State of Texas }
 }
County of Bexar }

Deed Without Warranty

Authorizing Ordinance:

TxDOT ID: Federal Project No.: NH 2000 (71); Account No.: 8015-1-66;
Parcel No.: 140; C.S.J. No.: 0291-10-084

Grantor: City of San Antonio, a Texas Municipal Corporation

Grantor's Mailing Address: City Of San Antonio, P.O. Box 839966, San Antonio, Bexar
County, Texas 78283-3966

Grantor's Street Address: City Hall, 2nd Floor, 100 Military Plaza, San Antonio, Texas
78205, Attn: City Clerk

Grantee: State of Texas

Grantee's Mailing Address: % Texas Department of Transportation, Right-of-Way Section,
P.O. Box 29928, San Antonio, Texas 78299-0928

Consideration: \$185,400.00 the receipt and adequacy of which are hereby
acknowledged.

Property: A parcel situated in Bexar County, Texas:

(a) A 5,978 square feet, more or less, tract out of a portion of Lots 21
and 22, Block G, New City Block 8394, Woodlawn Hills Country
Estate, San Antonio, Bexar county, Texas, as more particularly
described on **Exhibit "A,"** and

Exhibit A is incorporated by reference for all purposes as if fully
set forth.

Grantor, for the Consideration, Grants, Bargains, and Conveys to Grantee, all of
Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof,
in and to the Property, together with all and singular the rights and appurtenances thereto

in anywise belonging, To Have and To Hold unto Grantee, Grantee's successors and assigns forever, **Without Any Express Or Implied Warranty Whatsoever, Including But Not Limited to Warranties of Title, Condition, or Character.**

The Property is conveyed together with any and all improvements, structures and fixtures located thereon, and with all rights, privileges, rights of way, and easements appurtenant thereto.

This conveyance is explicitly subject to the following: (A) Any and all recorded and unrecorded easements, whether or not open and obvious on the Property; (B) Any and all covenants and restrictions affecting the Property; (C) All valid and effective instruments affecting the Property; and (D) All conditions affecting the Property.

In Witness Whereof, Grantor has caused its representative to set its hand.

Grantor:

City of San Antonio, a Texas municipal corporation

By: _____

Printed
Name: _____

Title: _____

Date: _____

Attest:

By: _____
City Clerk

Approved As To Form:

By: _____
City Attorney

The State of Texas }

County of Bexar }

Before me, the undersigned authority, this instrument was this day acknowledged by _____, in his/her capacity as _____ of and for the City of San Antonio, a Texas municipal corporation, on behalf of that entity.

Date: _____

Notary Public, State of Texas

My Commission Expires: _____

After Recording, Return To:

Texas Department of Transportation
Right-of-Way Section
P.O. Box 29928
San Antonio, Texas 78299-0928

Exhibit A

CSJ No. 0291-10
County: Bexar
Highway: Spur 421 - Part IV
Project Limit: From: Ligustrum Drive
To: Evers Road

FIELD NOTES FOR PARCEL 140

555.417 square meters (5978 square feet) of land, more or less, being out of a portion of Lots 21 and 22, Block G, NCB 8394, Woodlawn Hills Country Estates, City of San Antonio, Bexar County, Texas according to a plat recorded in Volume 642, Page 149 of the Deed and Plat Records of Bexar County, Texas and being the same land conveyed to the City of San Antonio by deed recorded on May 31, 1962 and August 29, 1966 in Volume 4769, Page 339 and Volume 5619, Page 882 of the Deed Records of Bexar County, Texas which 555.417 square meters (5978 square feet) of land is more particularly described by metes and bounds as follows:

BEGINNING at a set 12.7 mm (1/2") iron rod at the existing easterly intersection of Hillcrest Drive and Spur 421, also known as Bandera Road, for the most westerly corner of said parent tract and of this parcel;


- (1) **THENCE NORTH** 42° 07' 19" East, a distance of 30.556 meters (100.25 feet) along the existing south right-of-way line of said Hillcrest Drive to a set 12.7 mm (1/2") iron rod for an angle point of this parcel;
- (2) **THENCE NORTH** 42° 10' 19" East, a distance of 84.095 meters (275.90 feet) along the existing south right-of-way line of Hillcrest Drive to a set 12.7 mm (1/2") iron rod for the most northerly corner of said parent tract and of this parcel;
- (3) **THENCE SOUTH** 48° 06' 08" East, a distance of 4.292 meters (14.08 feet) along said right-of-way line passing at 3.051 meters (10.01 feet) the most westerly corner of a tract being described in Volume 3698, Page 1455 of the Real Property Records of Bexar County, Texas to a set 12.7 mm (1/2") iron rod being located 9.826 m (32.24 feet) right and at a right angle to Hillcrest Drive baseline Station 0+434.480 for the most easterly corner of this parcel;
- (4) **THENCE SOUTH** 40° 20' 27" West, a distance of 56.002 meters (183.73 feet) across said parent tract and along the proposed south right-of-way line of said Hillcrest Drive to a set 12.7 mm (1/2") iron rod for an angle point;

- (5) **THENCE SOUTH** 42° 06' 43" West, a distance of 28.173 meters (92.43 feet) across said parent tract and along the proposed south right-of-way line of said Hillcrest Drive to a set 12.7 mm (1/2") iron rod in the northeast line of the Humble Oil and Refining Company tract being of record in Volume 5123, Page 392 of the Deed Records of Bexar County, Texas for an angle point of this parcel;
- (6) **THENCE NORTH** 47° 32' 41" West, a distance of 3.062 meters (10.05 feet) to a found 12.7 mm (1/2") iron rod for the most northerly corner of said Humble Oil tract and an interior corner of this parcel;
- (7) **THENCE SOUTH** 42° 07' 19" West, a distance of 30.835 meters (101.16 feet) to a set 12.7 mm (1/2") iron rod in the existing northeast right-of-way line of Spur 421 being located 8.872 m (29.11 feet) right and at a right angle to Hillcrest Drive baseline Station 0+319.511 for the most westerly corner of said Humble Oil tract and the most southerly corner of this parcel;
- (8) **THENCE NORTH** 42° 19' 38" West, a distance of 3.062 meters (10.04 feet) along said right-of-way line to the POINT OF BEGINNING and containing 555.417 square meters (5978 square feet) of land, more or less, in the City of San Antonio, Bexar County, Texas.

A plat of each described parcel accompanies this legal description.

Note: English units are provided for information only.

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.


Kevin Conroy, R.P.L.S. #4198
May 21, 1997
Revised: December 11, 1997



Job #:11069
Document: fn/11069/ph-iv/pc1144



- NOTE:**

ALAMO CONSULTING
ENGINEERING &
SURVEYING, INC.

THIS 21ST DAY OF MAY 1997 A.D.

R.P.L.S. NO.4198

JOB NO. 11069-4
FILE NO. PCI 140

NOTE: ENGLISH UNITS ARE PROVIDED FOR INFORMATION ONLY.

PARCEL 140		
DIST. NAME SAN ANTONIO	PLAT OF A SURVEY OF PROPERTY CITY OF SAN ANTONIO	COUNTY BEXAR
	CSJ NO. 0291-10 SPUR 421	
R.O.W. TAKING: 555.417 SQ. M. [5978 SQ. FT.] +/-		
REMAINDER: 3602.833 SQ. M. [38781 SQ. FT.] +/-		

